

White Cottage,  
Easter Meathie Farm,  
Forfar  
DD8 2LF  
19 May 2023

The Planning Department,  
Angus Council, Orchardbank Business Park,  
Forfar  
DD8 1AN

Dear Sirs,

**Installation of a Solar Photovoltaic Array (PV) with a generation capacity of 6.5MW, battery energy storage system (BESS) with a storage capacity 6MW with associated infrastructure – Craignathro Farm, Forfar. Reference: 23/00077/FULL**

I wish to record my objection to the above planning application.

I am not against solar arrays, per se, but, as noted in other objections, it may be the right kind of development but unfortunately it is in the wrong place and I cannot understand how the applicant has reached many of the conclusions noted in their Planning Statement.

I live at Easter Meathie which is directly to the south of the proposed array and the full extent of the array will be clearly visible from both my house and my neighbour's house.  
The photomontage at *Appendix 5.17 Mains of Easter Meathie* provides an approximate view from our location.

**View from Easter Meathie**

As noted below, I have several concerns about this application but one of my primary concerns is the potentially distracting glare from the array, therefore I have attached below my *Pic 1* which provides a similar view to Appendix 5.17 but taken in 'normal' daylight as the applicant's agent seems to specialise in taking pictures on dull, overcast days.

In my *Pic1* the seemingly white roof of the applicant's hen shed [which is referred to in the Planning Statement as being beside the western array], can clearly be seen on the left of the picture, on the ridge line to the left of the wind turbine. The 'white' roof is as a result of the glare from the sun's rays. Photographs have their limitations and the photo cannot adequately demonstrate just how bright and jarring the glare is. One's eye is immediately drawn to the bright object on the horizon.  
It is intrusive and unmissable.

In the applicant's photomontage the shed roof is barely visible due to the low light and cloud cover. However, on a normal, clear day it is quite evident to me that, as with the shed roof, the glare from the proposed array will be highly visible right along the ridge line for a considerable distance and will be a major feature in the landscape.

The applicant notes that solar panels have a reflection value equivalent to that of water. We are all familiar with the glare that can come from a pond in normal sunlight and given the glare generated by the dull, metal hen shed roof, the glare from the array will be considerable and be highly visible from a great distance.

This is contrary to all the guidelines regarding the positioning of solar arrays.

***Pic 1 - view north to Craignathro from Easter Meathie***



I also note the concerns of Lour Farms regarding the view from Easter Meathie Church (Vp.8) and the Temple of Lour (Vp.9) and have attached below a similar view from Easter Meathie Church [**Pic 2**] in which, again, the white roof of the hen shed can be seen. For clarity I have also provided **Pic 3** which provides a closer, more detailed view of the hen shed from the same position.

**Pic 2 view northwards from Easter Meathie Church**



**Pic 3 closer view of the 'white' roof of the hen shed in Pic 2.**



As with Easter Meathie, the potential glare from the solar array will be highly visible from both Easter Meathie Church and the Temple of Lour and easily discernible from a considerable distance, given the size and extent of the arrays.

This cannot be what planners envisaged when setting out the conditions for the location of solar arrays.

### **Failure to include Easter Meathie in the evaluation at Section 11.6**

*Section 11.6 [page 99] of the Planning Statement states that 'Following the completion of this assessment, it can be concluded that the following receptors will not be impacted by the proposed solar array: – Residential Receptors: 3, 5 & 6 '.*

Residential Receptors 5 is Easter Meathie Farm and, as noted above and as evidenced by the photomontage at Appendix 5.17 *Mains of Easter Meathie*, the arrays are in full view of Easter Meathie with no intervening vegetation or structures.

It makes no sense to exclude one of the locations which lies directly in the line of sight of the arrays and which will be one of the most affected receptors. I cannot find any justification in the text of section 11 as to how this conclusion to exclude Easter Meathie was reached.

This is a major omission from the Planning Statement and renders much of the conclusion worthless.

It is stated that the assessments have been made using desk based assessments. Perhaps it would have been more useful if the 'assessors' took a look at the actual situation that the residents and users of the landscape will have to live with.

### **Impact on Core Path 297**

Similarly, in *Section 5.19 [page 44]* statements are made about the impact on the Core Path network, which is described as an important asset to leisure, recreation, and tourism.

Core Path 297, which runs along the southern edge of the western array, is commented on and views are provided looking west along the path from Craignathro and looking north from an unspecified point. It is stated '*There are no direct views into the array site given the topographic variance at this end of the Core Path section*'.

I cannot understand how this statement can be made and why no view is provided looking eastwards along Core Path 297 from the hen shed situated to the west of the western array, close by the junction with Core Path 298.

Below are 2 views - **Pic 4** looking east along Core Path 297 from the edge of the path beside the hen shed and **Pic 5**, a similar eastward looking view of Core Path 297, without the trailer shown in Pic 4, blocking the view.

The western array is situated on the green, grassy area where the sheep are grazing and therefore at 2.3 metres in height the major portion of the western array and the very evident chain link fencing will be highly visible and intrusive to anyone using the path.

**Pic 4 looking eastwards along Core Path 297 [Craignathro Farm and Moss Cottage in the background]**



**Pic 5 - similar view to Pic 4 [excluding the trailer in Pic 5]**



## Capacity for Solar Energy arrays

Section 5.16 [page 39] of the Planning Statement considers Angus Council's Strategic Landscape Capacity Assessment for Solar Energy in Angus and states that Craignathro Farm falls close to the boundaries of two designated landscape character types (LCT). TAY12, Low Moorland Hills, sub-area TAY 12(i) Forfar Hills, and immediately to the north and west, the LCT TAY10, Broad Valley Lowland.

The proposed solar array falls completely within TAY 12(i) Forfar Hills. The principal viewpoints are all from the valley in TAY 12(i), running south west/north east to the south of Craignathro. This is confirmed in Appendix 5.1 showing the zone of theoretical visibility. Few, if any, of the potential viewpoints lie within TAY 10 therefore TAY 10 cannot be considered relevant in any way and any conclusion based on TAY 10 should be dismissed.

It is stated that *'within TAY 12 it is considered that there is low capacity for solar PV development within the Low Moorland Hills'* and that any such proposed development should *'Avoid development on escarpments and slopes where it would be prominent or be inconsistent with the landscape pattern; Avoid PV development in areas of pasture, where development would be inconsistent with landscape pattern; Avoid significant impacts upon the setting of historic sites and recreational areas and views from such places'*.

The application is completely at odds with the requirements for TAY 12.

Section 5.17 further states that within the immediate area *'modern agricultural practices have resulted in the visibility of man-made membranes and poly-tunnels distributed throughout the field mosaic'*. This is not a description that I recognise, having never seen any poly-tunnels anywhere in this area of visibility. Such inaccuracies merely confirm the failure to understand the nature of this area and emphasises how inappropriate this whole proposal is.

The planning application does not meet any of the Council's own criteria for the Strategic Landscape Capacity Assessment and the development would irrevocably alter the character and amenity of the area.

The applicant's conclusions in section 5.17 that the Nature of Effect is Medium and the Significance of Effect is Moderate is patently incorrect and should be dismissed.

## Reasons for the application

Section 3.1.[ Site Description ] of the Planning Statement notes that *'the farm also hosts a wind turbine which supplies most of the electricity needs on the farm, and a biomass boiler which fulfils all site heat requirements'* and that *'the proposal offers an excellent opportunity for energy generation that will provide a source of green energy for onsite operations, allowing Craignathro Farm to reduce their reliance on the national grid'*.

If the farm already meets most of its electricity and heat requirements, one must question why such a large solar array is being proposed as its capacity is obviously greater than the needs of the farm, therefore one can only conclude that the reason for the investment is to generate extra, non-agricultural income for the farm, which would be contrary to PV20 of the Angus Local Development Plan which states that *'support will only be given where it meets the development strategy and policies within the ALDP, and where the scale is appropriate to the landscape in which it is located'* and for *'development directly associated with a rural business'*.

The scale of the proposal is not appropriate or relevant to the surrounding landscape and is far greater than the capacity required to manage the farm.

Such a development on an already overcrowded site containing large farm buildings, a substantial 32,000 bird hen shed, 2 wind turbines and several cottages is unnecessary and unwelcome. The whole ridge line, almost 1km, will be one continuous belt of agricultural and non agricultural installations, visible over a wide area, particularly if additional shed structures [see section 5.20 of the Planning Statement] are built in the area between the existing buildings and the eastern solar array.

Should the applicant's other current application to build a 64,000 bird intensive poultry unit at Easter Meathie (21/00602/FULM) come to fruition, the character and amenity of the entire area will be transformed by an unwelcome concentration of predominantly industrial type units destroying the rural landscape, diversity and amenity that the Angus Local Development Plan and NPF4 set out to protect.

In addition, there are 2 other planning applications for larger solar arrays within a 3km radius of this site and 5 other even larger installations within the local vicinity. One will not be able to move for solar arrays, assuming they can actually be connected to the grid, given the reported, limited availability of access points and grid capacity.

I note that no details are provided in this application as to how this solar array will be connected to the grid and the amount of work or infrastructure required to do so.

The application is contrary to Angus Council's Local Development Plan as it does not compliment the existing built and natural environment or add to the sense of place and local distinctiveness. It is not of an appropriate scale nor does it fit the nature to its location. It does not preserve or enhance the local landscape nor does it maintain or improve environmental quality and there is an unacceptable impact on the surrounding area and amenity.

As such, the application does not comply with ALDP policies DS1, DS3, DS4, PV6 and PV8 and does not meet the requirements of NPF4 Policies 7 and 14.

The application does not meet the conditions set out in Angus Council's Strategic Landscape Capacity Assessment for Solar Energy in Angus, particularly in relation to TAY 12(i).

The applicant's assessment of the cumulative effects of their proposals is incorrect and must be rejected.

Given all of the above and the inaccuracies in the Planning Statement, the Council has no option but to reject this application.

Yours faithfully,

Douglas Watt

Dear Mr Kelly,

**Planning Application Ref 23/00077/FULL Installation of a ground-mounted solar array, containerised battery storage units and associated infrastructure, Craignathro Farm Forfar**

I refer to the abovementioned application and wish to register my support for the proposal. As you will know the recently adopted National Planning Framework 4 places significant emphasis on the climate and nature crises.

**Policy 1 Tackling Climate and Nature Crisis** seeks to encourage, promote, and facilitate development that addresses the global climate emergency and nature crisis. When considering development proposals NPF4 requires significant weight to be given to the global climate and nature crises.

**Policy 11 Energy**, encourages, promotes, and facilitates all forms of renewable energy development onshore and offshore.

**Policy 11(a)** confirms support for development proposals for all forms of renewable, low-carbon and zero emissions technologies including:

iii. energy storage, such as battery storage and pumped storage hydro;

v. solar arrays;

**Policy 11 (e)** requires that applications must address the required various potential impacts.

Angus Local Development plan 2016 includes Policy PV 9 Renewable and Low Carbon Energy Development. This Policy confirms support for renewable and low carbon energy development where they meet the following criteria:

- *the location, siting and appearance of apparatus, and any associated works and infrastructure have been chosen and/or designed to minimise impact on amenity, landscape, and environment, while respecting operational efficiency;*

- *access for construction and maintenance traffic can be achieved without compromising road safety or causing unacceptable change to the environment and landscape;*

- *the site has been designed to make links to the national grid and/or other users of renewable energy and heat generated on site;*

- *there will be no unacceptable impact on existing or proposed aviation, defence, seismological or telecommunications facilities;*

- *there will be no unacceptable adverse impact individually or cumulatively with other existing or proposed development on: o landscape character, setting within the immediate and wider landscape (including cross boundary or regional features and landscapes), sensitive viewpoints and public access routes; o sites designated for natural heritage (including birds), scientific, historic, cultural or archaeological reasons; o any populations of protected species; and o the amenity of communities or individual dwellings including visual impact, noise, shadow flicker.*

- *during construction, operation and decommissioning of the energy plant there will be no unacceptable impacts on groundwater, surface water resources, carbon rich soils, deep peat and priority peatland habitat or geodiversity.*



In relation to the current application comprehensive information has been lodged which demonstrates that the proposed array will not have a detrimental impact on the surrounding roads with any impact only short term during the construction phase, no issue of noise, no concern with regards to flood risk, no concern for aviation, no impact on the local core paths route. Further due to the land form and existing substantial agricultural buildings, whilst the array will be visible from nearby residences and various vantage points in the surrounding landscape, it will not be seen as a stand-alone solar farm but rather an extension of the agricultural equipment required on the working farm. Arrays of this nature are becoming commonplace in the rural landscape and are now seen as essential component of the agricultural industry assisting in food production becoming sustainable in energy. The site is not subject to any designation for natural heritage value and consists of an agricultural field which in itself is not of any particular habitat value, further the proposal will include mitigation which, in the long term, may improve biodiversity and habitat opportunities in the immediate area. Finally, while the site will utilise agricultural land the proposed use will support the existing farm unit, in addition there is the opportunity to permit grazing within the field.

Therefore, the proposed development would provide a source of renewable energy generation which is supported by the Scottish Government and Angus Council while supporting an existing farm unit. The development would not have an unacceptable impact in landscape or visual terms and there are no technical constraints or material considerations that would justify refusal of planning permission as such I would urge approval of this application.

# LOUR FARMS

LADENFORD  
FORFAR  
ANGUS  
DD8 2LF

Tel:- [REDACTED] Fax:- [REDACTED]

Manager:- Mr. M.W. Cumming



The Planning Department  
Angus Council  
Angus House  
Orchardbank Business Park  
Forfar DD8 1AN

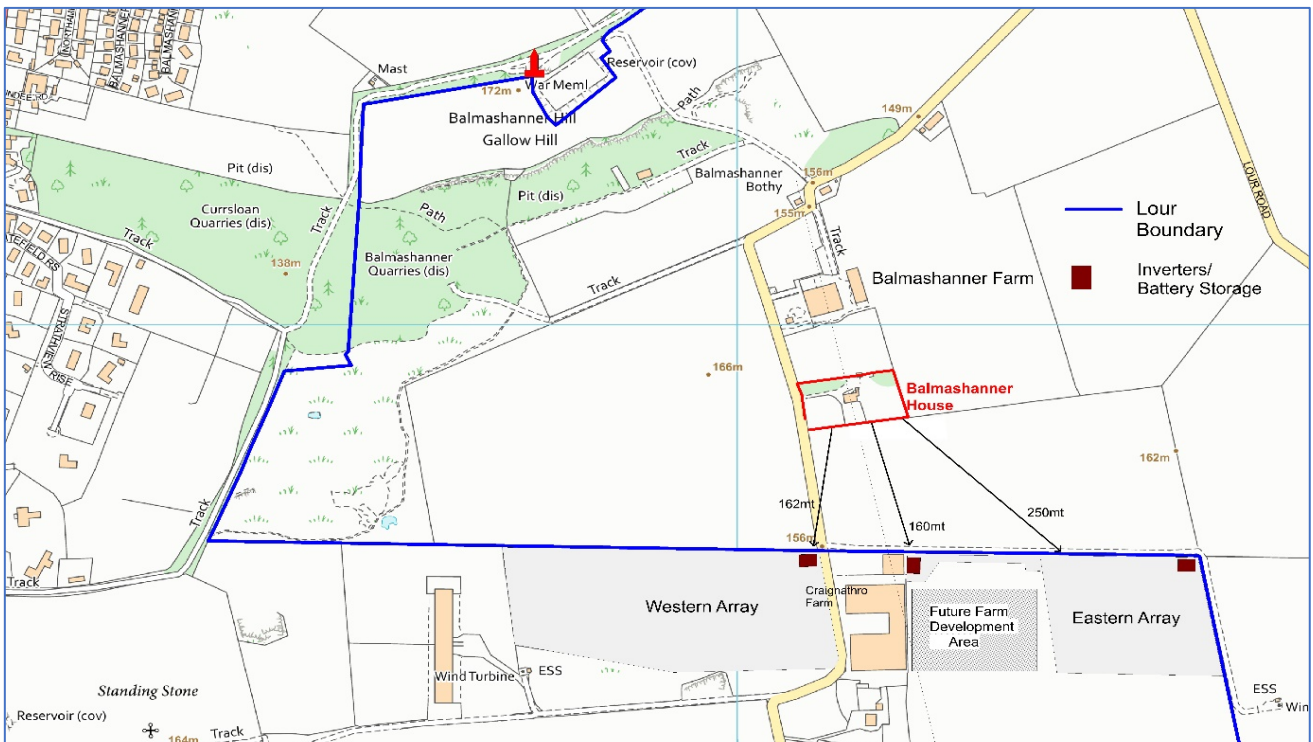
14<sup>th</sup> May 2023

## To whom it may concern

**Re: Installation of a Solar Photovoltaic Array (PV) with a generation capacity of 6.5MW, battery energy storage system (BESS) with a storage capacity 6MW with associated infrastructure – Craignathro Farm, Forfar.  
Reference: 23/00077/FULL**

As neighbouring property and landowners we would like to register our objection to the above planning application.

Solar PV Arrays form a part of our progress towards net zero targets and a cleaner energy system, we do not oppose these principles, but no matter how commendable, all such applications must take full account of the negative effects on others and their local area. Lour Farms land borders with Craignathro Farm to the north and east. The northern margin of the development area is directly on our boundary. We also own Balmashanner House, one of the nearest adjacent properties as shown on the map below.



## Balmashanner House

Balmashanner is a Grade II listed 18th century farmhouse, it is a very distinctive two storey building and is currently being painstakingly restored by Lour Farms. The property is part of our farm diversification, to be let as self-catering holiday accommodation or hospitality venue either of which has proven to be popular with visiting families and groups of walkers, golfers and anglers. It is promoted as a property within a rural setting with spectacular views. The unscreened frontage and garden would have direct views of the proposed solar arrays. The prominent location of Balmashanner House is clearly illustrated in the photomontages from Lour Temple (Vp.9 - Appendix 5.23) and Core Path 298 (Vp.3 - Appendix 5.11). Based on the figures given by the applicant the curtilage of the property will be 162m from the Western Array and 250m from the Eastern Array. By our calculations the nearest inverter will be 162m from the curtilage and the containerised battery units 160m distance. These are very short distances.

Balmashanner House was built on the crest of a hill to command the view southwards, this development clearly closes off what remains of those views, compromising the setting of the property and its distinction as a hospitality venue. Viewpoints from our property (Vp.1 - Appendices 5.4/5A and 5.6/7 B) illustrate views from our property of the Eastern and Western array respectively bearing in mind the slightly flattening and distancing effect of the 50mm photographic lens. An effect of major significance is recognised for Viewpoint A and strangely only a moderate effect for Viewpoint B where the array will be much nearer and more enclosing. It should also be noted that this is a two-storey property so in views from the upper windows more of the arrays will be apparent. It seems a rather cock-eyed assessment system whereby a small-scale turbine and existing intensive poultry unit can be so blatantly used to justify and diminish the obvious and extremely adverse added effect of placing further development into what remains of the pastoral outlook from our property. It is our view that the assessment of the visual effects on this sensitive property have been underplayed and particularly so in the assessment of Viewpoint 1/B.

The property has already been compromised at certain times of year by the pungent odour emanating from Craignathro Farm relating to poultry manure handling and spreading. Several guests have complained to us following their visits. As a result of this application, we must now also consider the added aural effects from this application.

Although not experts in this field we are fully aware of the tonal hum which emanates from transformers or inverters. This characteristic noise is also a longer wavelength or low-frequency sound which is particularly penetrating and pervasive. There will also be aural emission from the battery containers. The nearest inverter will be only 162m from our property and the battery containers a similar 160m. Insulating cabinets and containers is not totally effective and introduces the need for cooling fans which adds a further source of noise. The assumption that when the sun sets operation stops is somewhat misleading because the battery storage component means that the inverters will operate during the hours of darkness. We note that in the applicant's very brief Noise Section [10] of their Planning Statement and the Additional Information supplied on 12<sup>th</sup> April no comparative figures are given for the current ambient noise levels at nearby properties so the increased noise criteria cannot be reasonably assessed. Sound effects are extremely difficult to predict and even more difficult to control. The estimates given are all desk based which is not reassuring, and whatever figures are finally submitted, there can be no doubt that these proposals will place a negative aural burden on the amenity and ambiance of Balmashanner House.

None of the obvious mitigation measures have been seriously considered by the applicant which would be to locate the inverters and battery containers either within the arrays themselves or much further from their farm boundaries and nearby residential properties. Planning conditions are not a practical solution when more considerate practical design mitigation could be applied.

We also question the very sparse details of the hedging proposed. From the plan it appears that 500m of hedging is proposed for the northern boundary of the Western array. Why is there no similar proposal for the northern boundary of the Eastern array? Is what is proposed in this respect purely for rural road travellers with little priority given to screening some of the visual effects of the panels, electrical equipment and rather uncharacteristic 1.8m chain-link security fencing from a nearby historic property? At 3.4 in the applicant's Planning Statement, it states that hedging on the western array will aid blending but goes on to assert,

confusingly, that further planting around the development sites would cause greater visual disturbance and draw more attention to the site. This is contradictory, as the development itself is the visual disturbance and at odds with the surrounding area. How can hedging blend and soften on one boundary but cause greater visual disturbance at another. If the development were to proceed, the extent of mitigating planting and landscaping should be reviewed.

If the applicant had indeed considered the Historic Environment of utmost importance when designing the development, as stated at 6.9 of the Planning Statement, then much more than the very modest mitigation planting would have been proposed. The parameters proposed in the Screening Opinion for this application (5.4 in the Planning Statement) included the requirement for carefully considered mitigation and production of an associated landscaping plan and appropriate mitigation of the effects on historic/heritage assets. This has not been undertaken or provided by the applicant.

We therefore object on the grounds of the significantly adverse effects this application will have on the setting and amenity of our Grade II listed property, Balmshanner House. As the primary use of Balmshanner House is as a hospitality venue the proposed development will further erode its attraction and commercial viability.

### **Other Cultural and Heritage Sites**

Views from other local cultural and heritage sites, the Balmshanner Monument (Vp.4), Easter Meathie Church (Vp.8) and the Temple of Lour (Vp.9) will all also be adversely affected by these proposals. Of particular concern is the view from The Temple of Lour which lies within our property and is important to our proprietor's family. The viewpoint (Vp.9 - Appendix 5.22/3) shows the development partially screened by what the applicant refers to as 'newer coniferous tree planting' (Table 5.18). These trees are in fact now very mature and when removed will fully expose a markedly linear line of dominant development uncharacteristic of this enclosed agricultural area. We feel that the impact on this view has also been underassessed. Views generally from the south of Craignathro will all experience the same adverse effect.

It is noteworthy that of the ten viewpoints included nine are assessed by the applicant as having a 'moderate' rating of impact and some of these impacts, in our view, have been underplayed. This should be a cause for concern particularly for the five views relating to local cultural and historic sites.

Our objection therefore extends to the adverse effects on the other listed local cultural heritage sites and in particular The Temple of Lour in which we have a personal interest.

### **Landscape Capacity and Impact**

The immediate area is recognised as a contained scenic corner of Angus enclosed by hills to the north and south. The site is squarely within the Tay 12(i) Forfar Hills sub area which is assessed in your council's *Strategic Landscape Capacity Assessment for Solar Energy in Angus* as having a low capacity for Solar PV development. This assessment clearly outlines the sensitivities including the amenity value, its open nature in combination with a surrounding landform which greatly increases visibility and sets it quite apart from the Strathmore area to the west of Forfar and the A90. The document specifically recommends avoiding development on escarpments and slopes where it would be prominent and to avoid significant impacts on the setting of historic sites and views from such places. We heartily endorse this assessment and its recommendations.

The Craignathro Solar PV application does not accord with this document and the case that the site borders with Tay 10 Tayside area where there is a medium capacity for such developments does not stand up due to the clear boundary lines created by the landform. Claims by the applicant in their LCT Assessment and response to NPF4 that man-made membranes and poly-tunnels are now a typical feature in this landscape sub area are also misleading and should be disregarded.

We therefore object on the grounds of the impact on landscape character and capacity to accommodate this PV development within this relatively small-scale area for all the reasons and recommendations listed in your Strategic Landscape Capacity Assessment. We believe this application crosses the threshold of what can be

accommodated within a landscape which is recognised as sensitive and valued and will tip the balance of change far beyond what is acceptable.

### **Cumulative Development**

The scale of accumulating development on this landholding is a cause of considerable concern although the applicant repeatedly uses the existing elements to justify and diminish the impacts of what is proposed. To the west of the Western Array there is an existing large Poultry Unit, which is partially obscured in views from the south in the folding terrain, and a small wind turbine. The solar array proposals will in effect visually link together a linear concentration of development to include these elements, the farm steading complex and will continue eastwards as far as the boundary of the Eastern Array. It will occupy the entire northern boundary of the farm property, approximately 1km in distance, across the southern slope of Balmashanner Hill. This will be particularly apparent from our adjoining property and in views from south of the site. The security fencing will add a further uncharacteristic development feature in an otherwise open area. The extent of the added solar arrays across this extended site, in our view, draws much greater attention to the existing individual separated elements and creates overall a large-scale lateral effect of cumulative development.

In addition to what is proposed in this application is the soon-to-be-decided proposal for two further large Poultry Units at Easter Meathie (21/00602/FULM) within the same landholding and a further area marked for future farm development for a new shed next to the proposed Eastern Array shown on Appendix 2.4/Site Plan and described at 5.20 in the Planning Statement. This stated intention will fill the separation distance between the farm complex and the Eastern Array and only adds credence to the mounting scale of cumulative development on this landholding and its mounting impact on neighbours and local amenity.

In this context we therefore do not accept the applicant's somewhat self-serving assessment of the cumulative effects of their proposals which in our view are stark, obvious and totally at odds with the scale of this area. We therefore object on the grounds of unacceptable cumulative development concentrated across the full extent of the farm's northern boundary.

### **Grid Connection**

We note at 3.3 of the Planning Statement it is stated that the arrays will be connected to the grid. No indication is given of where or how this connection will be made. While we are aware that this will ultimately be down to the Distribution Network Operator, outline information should be supplied so that any additional infrastructure and consequent visual effects can be assessed as part of this application.

### **Conclusion**

The Craignathro Solar Array Application departs from your own ADLP policies DS1, DS3, DS4, PV6 and PV8 and does not meet the requirements of NPF4 Policies 7 and 14 based on extremely adverse effects on the visual setting of Balmashanner House and its general amenity; adverse impact generally on the historic and cultural assets of the area; adverse impacts on a sensitive and valued landscape, its character, scale and capacity; adverse impacts on the amenity value of the area for visitors and residents of Forfar; and the adverse cumulative effect of further development in this exposed location and its visual impact on this scenic local area.

NPF4 is still based on the 'right development in the right place', this may be the right kind of development, but it is most certainly in the wrong place. The application should be refused.

Yours faithfully

Mr. M. Cumming  
For and on behalf of Lour Farms Proprietor, Mr B.E.E. Smith

# Comments for Planning Application 23/00077/FULL

## Application Summary

Application Number: 23/00077/FULL

Address: Craignathro Farm Forfar

Proposal: Installation of a ground-mounted solar array, containerised battery storage units and associated infrastructure

Case Officer: Ruari Kelly

## Customer Details

Name: Miss Stephanie Williams

Address: 132 don Street Forfar

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I don't agree with the location of this and feel a great deal of concern to the local wildlife. I feel it will look an eye sore

# Comments for Planning Application 23/00077/FULL

## Application Summary

Application Number: 23/00077/FULL

Address: Craignathro Farm Forfar

Proposal: Installation of a ground-mounted solar array, containerised battery storage units and associated infrastructure

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Bill Atkinson

Address: 36 Rowan Avenue Northmuir Kirriemuir

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a keen walker I have visited many of the very popular walks around Craignathro Farm, and whilst there is a large collection of buildings, a large hen shed, wind turbine etc, the folds of the rising ground has reduced their impact somewhat. However, the proposed array appears to be a step too far as it will fill all the open spaces and form an almost continuous line of 'units' across the very visible ridge dominating the open, rolling, rural landscape. It will certainly dominate the view from Balmashanner House, ruining the fine view it has of the valley, destroying their enjoyment of their property

This is not a suitable landscape for a large array as it is surrounded by very open, gently undulating farmland and Craignathro is visible from most parts of the local area, particularly from the south

Solar arrays are a major part of our renewable strategy but they cannot use good agricultural land and must be placed in the remoter corners of poorer quality land where they do not intrude on peoples' enjoyment of the countryside

The arrays will change the whole character of the area, concentrating so much in one prominent area. Why does the farm require such a large array as it already has a wind turbine which must provide most of its electricity?

I am also concerned that parts of the arrays will dominate some of the popular paths which form part of the Forfar Path Network. Surely it is part of the Council's responsibility to preserve and enhance the rural aspect of the countryside and the public's enjoyment of it. There does not seem to be any essential reason why such a large array is placed where it will cause so much

inconvenience to others and change the area's most attractive character.

The Courier reports that there are plans for a number of arrays in Angus but they appear to be in woods or on low lying land, well away from public gaze

This application must not be approved due to its impact on the local area and the countryside



# Comments for Planning Application 23/00077/FULL

## Application Summary

Application Number: 23/00077/FULL

Address: Craignathro Farm Forfar

Proposal: Installation of a ground-mounted solar array, containerised battery storage units and associated infrastructure

Case Officer: Ruari Kelly

## Customer Details

Name: Mr James Barnett

Address: 44 Golf Road Park Brechin

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the application

Lour Farms appear to be keen to develop Balmashanner House, a Grade II farmhouse, to attract visitors to the area and generate additional income for the local economy. The proposed arrays can only have a negative impact and the applicant's assessments of the effect on Balmashanner House are extremely over optimistic and do not come close to the reality of the situation. The impact on Balmashanner House is also contrary to ALDP policy PV8.

Per the Strategic Landscape Capacity Assessment for Solar Energy in Angus, the arrays will lie in area TAY 12(i) where there is low capacity for solar development. The applicant tries to argue that application should be assessed as if in neighbouring TAY10 but, as the arrays are not visible from TAY 10, it is ridiculous to even try to justify using TAY10 and the application fails all of the requirements of TAY12.

Section 5.17 states that within the area 'agricultural practices have resulted in the visibility of man-made membranes and poly-tunnels distributed throughout the field mosaic'. There are no such structures in the land surrounding Craignathro and I doubt if the writers have ever visited the area, relying on 'desk-based assessments'. This just confirms the lack of understanding of this area and how inappropriate this whole proposal is

The applicant also wants to build a 64,000 bird intensive poultry unit at Easter Meathie (21/00602/FULM). If successful, this huge industrial unit and the collection of units at Craignathro will totally dominate this small area, adversely changing the nature of the area and the amenity it provides to countless users of the countryside.

As stated in the Local Development Plan the Council should seek to preserve and enhance the local landscape. This project does neither and does not comply with ALDP policies DS1, DS3, DS4, PV6 and PV8, nor does it meet the requirements of NPF4 Policies 7 and 14

# Comments for Planning Application 23/00077/FULL

## Application Summary

Application Number: 23/00077/FULL

Address: Craignathro Farm Forfar

Proposal: Installation of a ground-mounted solar array, containerised battery storage units and associated infrastructure

Case Officer: Ruari Kelly

## Customer Details

Name: Mr Martin McKay

Address: 12 Angle Park Crescent Kirriemuir

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In my earlier objection to the planning application by Craignathro Eggs Ltd for a 64,000 bird intensive poultry unit [ref 21/00602/FULM] I wrote that 'This particular development would detract from the natural beauty of the Angus countryside at a time when we should be trying to attract visitors and prospective residents to the area' and I am convinced that this proposal for a large solar array will have the same, adverse impact.

Should the applications for both the solar array and the poultry unit be granted, this will be a disaster for this area.

The solar array will be visible from many points in the countryside to the south of Craignathro Farm and will be completely at odds with the scenic, open agricultural landscape which gives pleasure to many local residents and visitors from other areas using the core paths and the Forfar Path Network.

This is recognised in the Council's own 'Strategic Landscape Capacity Assessment for Solar Energy in Angus', which states that the surrounding landscape has a 'low capacity' for such developments and the concentration of farm buildings, large, existing hen shed, wind turbines and solar arrays in such a prominent position will be a significant blot on the landscape which cannot be ignored.

Given that there are already two wind turbines beside the farm there seems little reason to add a solar array.

Surely this application must be contrary to all the tenets of the Local Plan to protect and enhance the local environment.

The residents of the most attractive and historic Balmashanner House will be severely impacted as they will be surrounded by the arrays which will dominate their outlook. Surely this alone must be reason enough to reject the application.

There appear to be more solar applications in the pipeline and Forfar will soon be surrounded by

solar arrays unless firm action is taken.